

TEXAS TRANSPORTATION COMMISSION

WILLIAMSON County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the City of Cedar Park, Williamson County, on US 183, the State of Texas acquired certain interests in land for highway purposes by instruments recorded in Volume 472 at Page 256, Volume 472 at Page 251, Volume 472 at Page 245, Volume 472 at Page 243, Volume 472 at Page 262, Volume 472 at Page 253, and Volume 473 at Page 63, of the Deed Records of Williamson County, Texas.

A portion of the land, which portion is shown on Exhibit A (tract), is no longer needed for a state highway purpose.

On October 31, 2019, the Texas Transportation Commission (commission) adopted Minute Order Number 115624 which provided, in part, that upon completion of the construction of the new US 183 along Old US Highway 183, the designation of US 183 along Bell Boulevard is removed from the state highway system and control, maintenance, and jurisdiction is transferred to the City of Cedar Park, as shown on Exhibit A to that minute order.

Construction of the new US 183 along Old US Highway 183 has been completed.

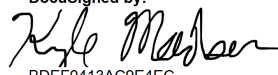
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the commission may waive payment for real property transferred to a governmental entity if the estimated cost of future maintenance on the property exceeds the fair value of the property.

The City of Cedar Park, Texas has requested the transfer of the tract to the City of Cedar Park, Texas.

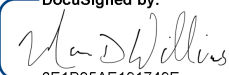
The appraised value of the tract is \$3,924,752. The estimated cost of future maintenance on the tract is \$8,860,821.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument transferring the state's right, title, and interest in the tract to the City of Cedar Park, Texas and that payment be waived; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0443AC0E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B95AE191749E...
Executive Director

116207 February 23, 2022

Minute	Date
Number	Passed

EXHIBIT A

County: Williamson
Owner: State of Texas

PROPERTY DESCRIPTION FOR TRACT 1

Being a 6.931 acre (301,904 square feet) tract of land situated in the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas, and being a part of Tracts 2 and 15 of Cedar Park Ranchettes, a subdivision recorded in Cabinet A, Slide 393 of the Plat Records, Williamson County, Texas (P.R.W.C.T.), and being all of those tracts of land described to the State of Texas in the following deeds (all referenced to the Deed Records of Williamson County, Texas (D.R.W.C.T.)): a called 0.435 acre tract in the deed executed July 27, 1964 from Harvey P. Hensel, Et Al., Trustees and Directors of the Cemetery for the Cedar Park Community, recorded in Volume 472, Page 256, a called 0.707 acre tract in the deed executed August 14, 1964 from Round Rock Investment Corporation, recorded in Volume 472, Page 251, a called 1.443 acre tract in the deed executed September 11, 1964 from Don Webster and wife, Ida Belle Webster, recorded in Volume 472, Page 245, and a called 0.234 acre tract in the deed executed September 22, 1964 from Charles E. Durham, recorded in Volume 472, Page 243; and being out of and a part of those tracts of land described to the State of Texas in the following deeds (all referenced to the D.R.W.C.T.): a called 0.167 acre tract in the deed executed July 16, 1964 from D.H. Burrell, recorded in Volume 472, Page 262, a called 2.389 acre tract in the deed executed September 3, 1964 from Round Rock Investment Corporation, Ronald J. Ahr and wife, Gracie A. Ahr, recorded in Volume 472, Page 253, and a called 3.162 acre tract in the deed executed November 10, 1964 from A.A. Rodgers and wife Billie G. Rodgers, the Mutual Savings Institution, and W.S Drake, Jr., recorded in Volume 473, Page 63; said 6.931 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point at the intersection of the existing southwesterly right-of-way line of U.S. Highway 183 (Bell Boulevard, variable width at this point, and being in the southwesterly line of said 3.162 acre tract) with the existing northwesterly right-of-way of Buttercup Creek Boulevard (variable width right-of-way, recorded in Cabinet E, Slide 187, P.R.W.C.T., and Document No. 2019086322 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.)), and being the southeast corner of Lot 3 of Pecan Grove Subdivision, a subdivision recorded in Cabinet Y, Slide 72, P.R.W.C.T., from said point a 1/2 inch iron rod found bears North 01 degrees 31 minutes East, a distance of 0.3 feet;

THENCE, North 42 degrees 00 minutes 48 seconds West, with the existing southwesterly right-of-way line of said U.S. Highway 183, the southwest line of said 3.162 acre tract, and the easterly line of said Lot 3, a distance of 61.31 feet to a point (unable to set due to construction) for the **POINT OF BEGINNING** of the herein described tract, having surface coordinates of N=10,157,497.53, E=3,088,253.85;

EXHIBIT A

1. **THENCE**, North 42 degrees 00 minutes 48 seconds West, continuing with the existing southwesterly right-of-way line of said U.S. Highway 183, the southwesterly line of said 3.162 acre tract, the easterly line of said Lot 3, and the easterly line of said Lot 2 of said Pecan Grove Subdivision,

passing at a distance of 403.07 feet the common easterly corner of said Lot 2 and Lot 1 of said Pecan Grove Subdivision, from which a 1/2 inch capped iron rod stamped "Chaparral Boundary" bears North 40 degrees 54 minutes East, a distance of 0.5 feet,

continuing with the existing southwesterly right-of-way line of said U.S. Highway 183, the southwesterly line of said 3.162 acre tract, and the northeast line of said Lot 1, passing at a distance of 603.23 feet the common easterly corner of said Lot 1 and of Lot 1, Block A of Poole Brothers Subdivision, a subdivision recorded in Cabinet P, Slide 378, P.R.W.C.T., the southmost common westerly corner of said 3.162 acre tract and of said 0.234 acre tract, from which a 1/2 inch capped iron rod (illegible) found bears North 55 degrees 28 minutes East, a distance of 0.8 feet,

continuing with the existing southwesterly right-of-way line of said U.S. Highway 183, the southwest line of said 0.234 acre tract, and the northeast line of said Lot 1, Block A, passing at a distance of 723.93 feet a 1/2 inch iron rod found for the common easterly corner of said Lot 1, Block A and of Lot 1 of Ray Johnson Subdivision, a subdivision recorded in Cabinet R, Slide 151, P.R.W.C.T.,

continuing with the existing southwesterly right-of-way line of said U.S. Highway 183, the southwest line of said 0.234 acre tract, and the northeast line of said Lot 1, Ray Johnson Subdivision, in all a distance of 758.65 feet to a 1/2 inch capped iron rod (illegible) found at the beginning of a tangent curve to the right having a radius of 1,697.28 feet;

2. **THENCE**, in a northwesterly direction, with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 0.234 acre tract, the northeasterly line of said Lot 1, Ray Johnson Subdivision, and along said curve to the right through a central angle of 23 degrees 10 minutes 00 seconds, and a chord which bears North 30 degrees 25 minutes 48 seconds West, a distance of 681.60 feet,

passing at an arc distance of 108.80 feet a point for the common east corner of said Lot 1, Ray Johnson Subdivision and of Lot 10 of Commercial Park, a subdivision recorded in Cabinet C, Slide 13, P.R.W.C.T, the northmost common westerly corner of said 0.234 acre tract and said 3.162 acre tract, from which a 5/8 inch capped iron rod stamped "CP&Y" found bears North 89 degrees 57 minutes East, a distance of 0.3 feet,

EXHIBIT A

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 3.162 acre tract, and the easterly line of said Lot 10, passing at an arc distance of 266.88 feet a 5/8 inch capped iron rod stamped "CP&Y" found for the north corner of said Lot 10, being at the intersection of the existing westerly right-of-way line of said U.S. Highway 183 and the southerly right-of-way line of Commercial Parkway (60 feet right-of-way recorded in Cabinet C, Slide 13, P.R.W.C.T.),

continuing with the existing westerly right-of-way line of said U.S. Highway 183 and the westerly line of said 3.162 acre tract, passing at an arc distance of 326.96 feet a 1/2 inch iron rod found for the most easterly corner of Lot 1 of said Commercial Park, being at the intersection of the existing westerly right-of-way line of said U.S. Highway 183 and the northerly right-of-way line of said Commercial Parkway,

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 3.162 acre tract, and the easterly line of said Lot 1, Commercial Park, passing at an arc distance of 365.51 feet the common easterly corner of said Lot 1, Commercial Park and of a called 0.757 acre tract described in the deed executed December 18, 2017 from Robert J. Swanson and Kathleen D. Swanson to the City of Cedar Park, Texas, recorded in Document No. 2017116989, O.P.R.W.C.T., and being the common westerly corner of said 3.162 acre tract and said 1.443 acre tract, from which a 1/2 inch iron rod found bears North 64 degrees 05 minutes West, a distance of 0.2 feet,

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 1.443 acre tract, and the easterly line of said 0.757 acre tract, in all an arc distance of 686.27 feet to a point at the end of said curve, from which a 1/2 inch iron rod found bears South 56 degrees 12 minutes East, a distance of 2.2 feet;

3. **THENCE**, North 18 degrees 50 minutes 48 seconds West, continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 1.443 acre tract and said 0.707 acre tract, the easterly line of said 0.757 acre tract, and the easterly line of Lot 1 of the Resubdivision of a Portion of Lot 15, Cedar Park Ranchettes, a subdivision recorded in Cabinet M, Slide 339, P.R.W.C.T.,

passing at a distance of 346.41 feet the common east corner of said Lot 1 and of Lot 2 of said Resubdivision, from which a 1/2 inch iron found bears South 89 degrees 58 minutes West, a distance of 0.5 feet,

EXHIBIT A

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 0.707 acre tract, and the easterly line of said Lot 2, passing at a distance of 376.41 feet the common east corner of said Lot 2 and of a called 2.64 acre tract described in the deed executed April 3, 2008 from The Cedar Park Cemetery Association to Central Texas Children's Home, recorded in Document No. 2016114820, O.P.R.W.C.T., and being the common west corner of said 0.707 acre tract and of said 0.435 acre tract, from said corner a PK Nail found bears South 69 degrees 15 minutes West, a distance of 0.6 feet,

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 0.435 acre tract, and the easterly line of said 2.64 acre tract, passing at a distance of 533.44 feet a punch hole found for the northeast corner of said 2.64 acre tract, being the common west corner of said 0.435 acre tract and said 2.389 acre tract, and being at the intersection of the existing south right-of-way line of West Park Street (65 feet right-of-way recorded in Cabinet A, Slide 393, P.R.W.C.T. and Document No. 2005054424, O.P.R.W.C.T.) and the existing westerly right-of-way line of said U.S. Highway 183,

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 2.389 acre tract, and the easterly right-of-way line of said West Park Street, passing at a distance of 598.44 feet an "X" cut set in concrete for the southeast corner of a called 0.75 acre tract described in the deed executed September 10, 2008 from PR Investments to 103-109 Bell Blvd, LLC, recorded in Document No. 2008071186, O.P.R.W.C.T., and being at the intersection of the existing north right-of-way line of said West Park Street and the existing westerly right-of-way line of said U.S. Highway 183,

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 2.389 acre tract, and the easterly line of said 0.75 acre tract and of a called 0.17 acre tract described in said deed to 103-109 Bell Blvd, LLC recorded in Document No. 2008071186, O.P.R.W.C.T., passing at a distance of 756.03 feet a 1/2 inch capped iron rod (illegible) found for the common east corner of said 0.17 acre tract and of that same tract of land designated to Michael J. Kuhn (Williamson Central Appraisal District Parcel I.D. No. R033687, no conveyance of record found, as described in a deed executed February 13, 1976 in Volume 628, Page 664, D.R.W.C.T.),

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 2.389 acre tract, and the easterly line of said Kuhn tract, passing at a distance of 830.96 feet a 5/8 inch capped iron rod stamped "SurveyWorks 6356" found for the common east corner of said Kuhn tract and of Lot 2-A of Resubdivision of a Portion of Lot 2, Cedar Park Ranchettes, a subdivision recorded in Document No. 2019007135, P.R.W.C.T.,

EXHIBIT A

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 2.389 acre tract, and the easterly line of said Lot 2-A, a distance of 954.83 feet to a 3/8 inch iron rod found for the common east corner of said Lot 2-A and of a called 2.645 acre tract described in the deed executed February 2, 2016 from W. Wilson Tharmisch, Trustee, to Roxbury Holding Company, LLC, recorded in Document No. 2016009219, O.P.R.W.C.T.,

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 2.389 acre tract, and the easterly line of said 2.645 acre tract, in all a distance of 1,325.64 feet to a Mag Nail set at the beginning of a tangent curve to the left having a radius of 2,804.93 feet;

4. **THENCE**, in a northwesterly direction, with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 2.389 acre tract, the easterly line of said 2.645 acre tract, and along said curve to the left through a central angle of 07 degrees 23 minutes 00 seconds, and a chord which bears North 22 degrees 32 minutes 18 seconds West, a distance of 361.21 feet,

passing at an arc distance of 22.94 feet a point for the common east corner of said 2.645 acre tract and of a called 0.687 acre tract described in the deed executed July 28, 2000 from Paul Richard Guderyahn and wife, Michelle Dawn Guderyahn to Phong Hwa Yi, recorded in Document No. 2000051311, O.P.R.W.C.T. from said corner a 1/2 inch iron rod found bears North 68 degrees 01 minutes East, a distance of 2.1 feet,

continuing with the existing westerly right-of-way line of said U.S. Highway 183, the westerly line of said 2.389 acre tract and said 0.167 acre tract, the easterly line of said 0.687 acre tract, the easterly line of Lot 1, Block A of Bray Addition, a subdivision recorded in Cabinet L, Slide 190, P.R.W.C.T., and the easterly line of a called 0.531 acre tract described in the deed executed August 13, 2018 from Jun Liu to Phuong Bich Tran, recorded in Document No. 2018072667, O.P.R.W.C.T., in all an arc distance of 361.46 feet to a 5/8 inch iron rod with plastic cap stamped "Baseline Corp" set at the beginning of a non-tangent curve to the left having a radius of 6,905.00 feet;

5. **THENCE**, in a southeasterly direction, departing the westerly right-of-way line of said U.S. Highway 183, crossing said 0.167 acre tract and said 2.389 acre tract, with the proposed revised west right-of-way line of said U.S. Highway 183, and along said curve to the left through a central angle of 01 degrees 36 minutes 06 seconds, and a chord which bears South 31 degrees 03 minutes 02 seconds East, a distance of 193.00 feet, an arc distance of 193.01 feet to a 5/8 inch iron rod with plastic cap stamped "Baseline Corp" set at the end of said curve;

EXHIBIT A

6. **THENCE**, South 31 degrees 51 minutes 05 seconds East, continuing across said 2.389 acre tract, with the proposed revised west right-of-way line of said U.S. Highway 183, a distance of 455.31 feet to an "X" cut set for corner in the existing easterly right-of-way line of said U.S. Highway 183 and the easterly line of said 2.389 acre tract, and in the westerly line of a called 1.071 acre tract described in the deed executed March 30, 2018 from Danny Kent Bell to the City of Cedar Park, Texas, recorded in Document No. 2018026978, O.P.R.W.C.T.;
7. **THENCE**, South 18 degrees 50 minutes 48 seconds East, with the existing easterly right-of-way line of said U.S. Highway 183, the easterly line of said 2.389 acre tract, and the westerly line of said 1.071 acre tract,

passing at a distance of 458.49 feet an "X" cut found in concrete for the southwest corner of said 1.071 acre tract, being at the intersection of the existing north right-of-way line of East Park Street (variable width right-of-way, recorded in Cabinet A, Slide 393, P.R.W.C.T and Document No. 2010047856, O.P.R.W.C.T.) and the existing easterly right-of-way line of said U.S. Highway 183,

continuing with the easterly line of said 2.389 acre tract and the existing west right-of-way line of said East Park Street, passing at a distance of 519.28 feet a 5/8 inch iron rod with plastic cap stamped "Baseline Corp" set for the northwest corner of a called 0.576 acre tract described in the deed executed December 26, 2017 from Central Texas Children's Home to 706 W. 34th. LLC and Florence Raw Land, LLC, recorded in Document No. 2017118370, O.P.R.W.C.T., and the common east corner of said 2.389 acre tract and said 0.435 acre tract,

continuing with the existing easterly right-of-way line of said U.S. Highway 183, the easterly line of said 0.435 acre tract, and the westerly line of said 0.576 acre tract, passing at a distance of 675.92 feet a point for the common west corner of said 0.576 acre tract and of a called 0.5346 acre tract described in the deed executed December 20, 2017 from Veritex Community Bank, SSB to Horizon Bank, SSB, recorded in Document No. 2018000388, O.P.R.W.C.T., also being the common east corner of said 0.435 acre tract and said 0.707 acre tract, from which a 1/2 inch capped iron rod stamped "Carson & Bush" found bears South 64 degrees 10 minutes West a distance of 0.2 feet,

continuing with the existing easterly right-of-way line of said U.S. Highway 183, the easterly line of said 0.707 acre tract, and the westerly line of said 0.5346 acre tract, passing at a distance of 801.00 feet a point for the northwest corner of a called 949 square feet tract of land described in a Boundary Line Agreement executed June 5, 2019, and recorded in Document No. 2019057460, from which a 3/8 inch iron rod found bears South 65 degrees 24 minutes West, a distance of 0.2 feet,

EXHIBIT A

continuing with the existing easterly right-of-way line of said U.S. Highway 183, the easterly line of said 0.707 acre tract, and the westerly line of said 949 square feet tract, passing at a distance of 808.76 feet a point for the southwest corner of said 949 square feet tract, the northwest corner of Lot 1, Cedar Park Square Subdivision, a subdivision recorded in Cabinet J., Slide 371, P.R.W.C.T, from which a 3/4 inch iron rod found bears North 65 degrees 31 minutes East, a distance of 0.9 feet,

continuing with the existing easterly right-of-way line of said U.S. Highway 183, the easterly line of said 0.707 acre tract and of said 1.443 acre tract, and the westerly line said Lot 1, Cedar Park Square Subdivision, in all a total distance of 1,053.82 feet to a point at the beginning of a tangent curve to the left having a radius of 1,577.28 feet, from which a 1/2 inch capped iron rod (illegible) found bears South 19 degrees 30 seconds East, a distance of 1.6 feet;

8. **THENCE**, in a southeasterly direction, with the existing easterly right-of-way line of said U.S. Highway 183, the easterly line of said 1.443 acre tract, the easterly line of said 3.162 acre tract, and the westerly line of said Lot 1, Cedar Park Square Subdivision, along said curve to the left through a central angle of 23 degrees 10 minutes 00 seconds, and a chord which bears South 30 degrees 25 minutes 48 seconds East, a distance of 633.41 feet,

passing at an arc distance of 466.60 feet a point for the common westerly corner of said Lot 1, Cedar Park Square Subdivision and of Lot 1, The Point, a subdivision recorded in Cabinet R, Slide 47, P.R.W.C.T, from which a 1/2 inch iron rod found bears South 83 degrees 27 minutes West, a distance of 0.3 feet,

continuing with the existing right-of-way line of said U.S. Highway 183, the easterly line of said 3.162 acre tract, and the westerly line of said Lot 1, The Point, in all an arc distance of 637.75 feet to a Mag Nail set at the end of said curve;

9. **THENCE**, South 42 degrees 00 minutes 48 seconds East, continuing with the existing right-of-way line of said U.S. Highway 183, the easterly line of said 3.162 acre tract, and the westerly line of said Lot 1, The Point, passing at a distance of 1.41 feet the common westerly corner of Lots 1 and 2 of said The Point Subdivision, from which a Cotton Spindle found bears South 43 degrees 04 minutes West, a distance of 0.3 feet continuing with the existing easterly right-of-way line of said U.S. Highway 183, the easterly line of said 3.162 acre tract, and the westerly line of said Lot 2, The Point, in all a distance of 366.82 feet to a 5/8 inch iron rod with plastic cap stamped "Baseline Corp" found at the beginning of a non-tangent curve to the left having a radius of 1,376.00 feet;

EXHIBIT A

10. **THENCE**, in a southeasterly direction, departing the existing easterly right-of-way line of said U.S. Highway 183, crossing said 3.162 acre tract, with the revised proposed westerly right-of-way line of said U.S. Highway 183, and along said curve to the left through a central angle of 17 degrees 07 minutes 38 seconds, and a chord which bears South 24 degrees 59 minutes 09 seconds East, a distance of 409.79 feet, an arc distance of 411.32 feet to the **POINT OF BEGINNING**, and containing 6.931 acres (301,904 square feet) of land.

All bearings and coordinates are based on redundant RTK GPS observations, and are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD 83), CORS adjustment. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00012.

This survey was prepared without the benefit of a title commitment.

A parcel plat of even date was prepared in conjunction with this property description.

 10/27/2021

Andrew T. Galindo, RPLS
Texas Registration No. 6113



Baseline Corporation
1750 Seamist Drive, Suite 160
Houston, TX 77008, (713) 869-0155
TxSurv F-10030200

NOTES

1. BEARINGS AND COORDINATES SHOWN WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD '83), CORS ADJUSTMENT.

COORDINATES AND DISTANCES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.

UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ABSTRACTING WAS PERFORMED IN JANUARY-MARCH OF 2018 AND UPDATED IN JANUARY OF 2021 BY BASELINE CORPORATION. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT SHOWN.

3. FIELD SURVEYS PERFORMED IN OCTOBER, 2017 TO MARCH 2018, AND MARCH 2019. CORNERS SET IN OCTOBER, 2021.

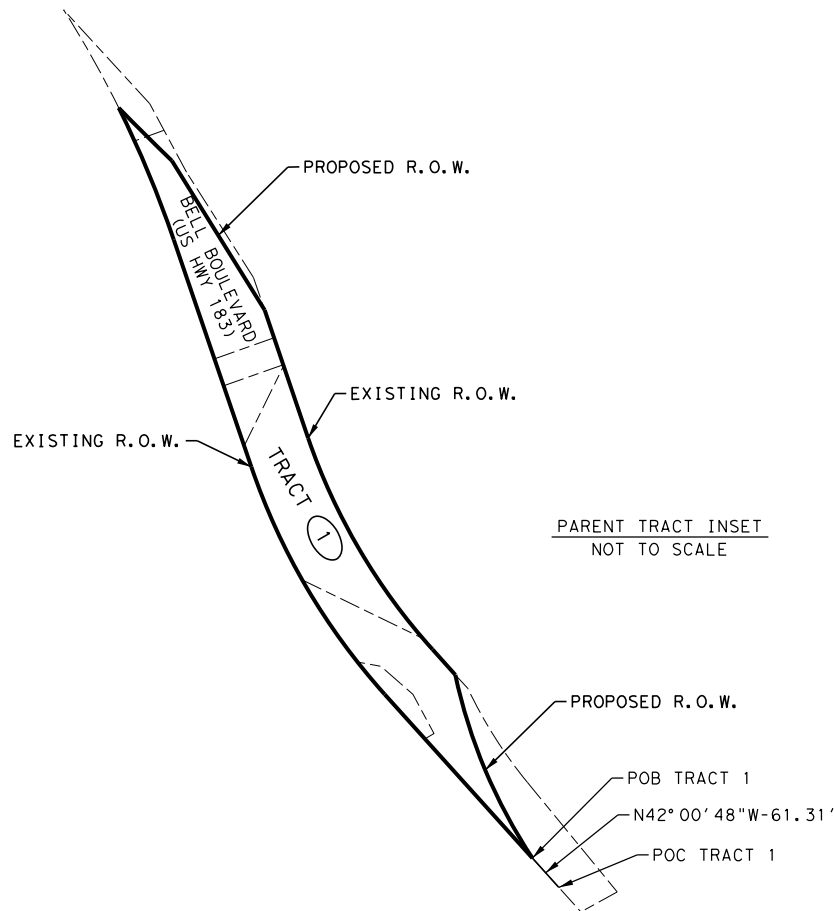
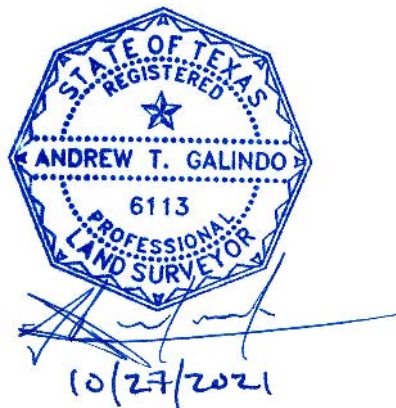
4. BEARINGS AND DISTANCES IN PARENTHESES REPRESENT RECORD CALLS.

5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

6. IMPROVEMENTS NOT SHOWN

LEGEND

●	UNMARKED CORNER UNLESS OTHERWISE NOTED
○	FOUND PROPERTY CORNER AS DESCRIBED OR A POINT FROM WHICH A FOUND CORNER BEARS
■	SET 5/8" TxDOT ALUMINUM CAPPED IRON ROD
⊗	FOUND TYPE I TxDOT CONCRETE MONUMENT
□	FOUND TYPE II TxDOT BRASS DISK
---	PROPOSED R.O.W.
---	EXISTING R.O.W.
---	PROPERTY LINE
---	OHE OVERHEAD ELECTRIC POWERLINE
---	CM CONTROL MONUMENT
---	O/S BASELINE OFFSET
---	STA BASELINE STATION
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
E.U.E.	ELECTRIC UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT

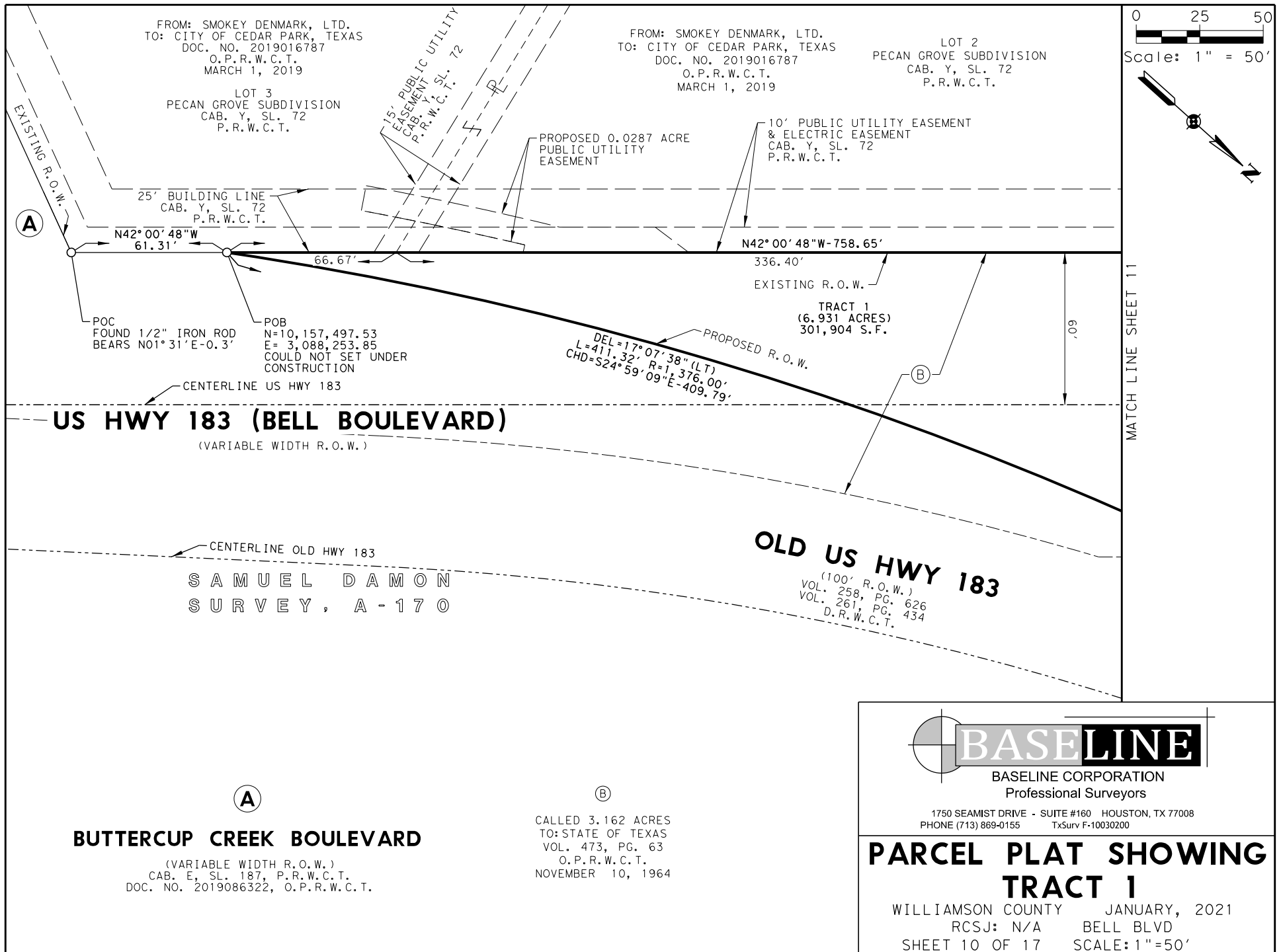


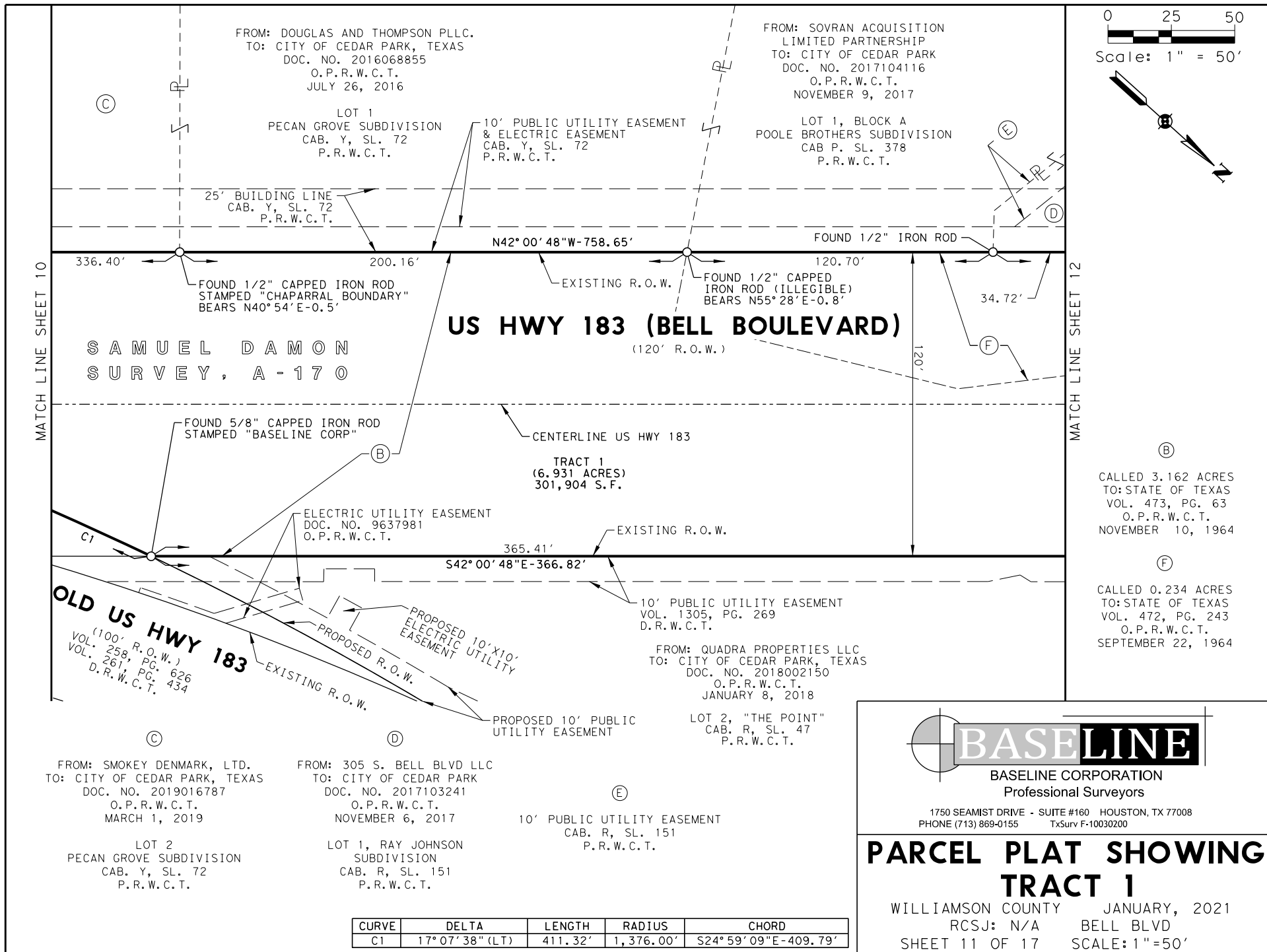
EXISTING (AC)	TAKING AC./S.F.	REMAINDER (AC)
6.931 CALCULATED	6.931 / 301,904	0.0000



PARCEL PLAT SHOWING TRACT 1

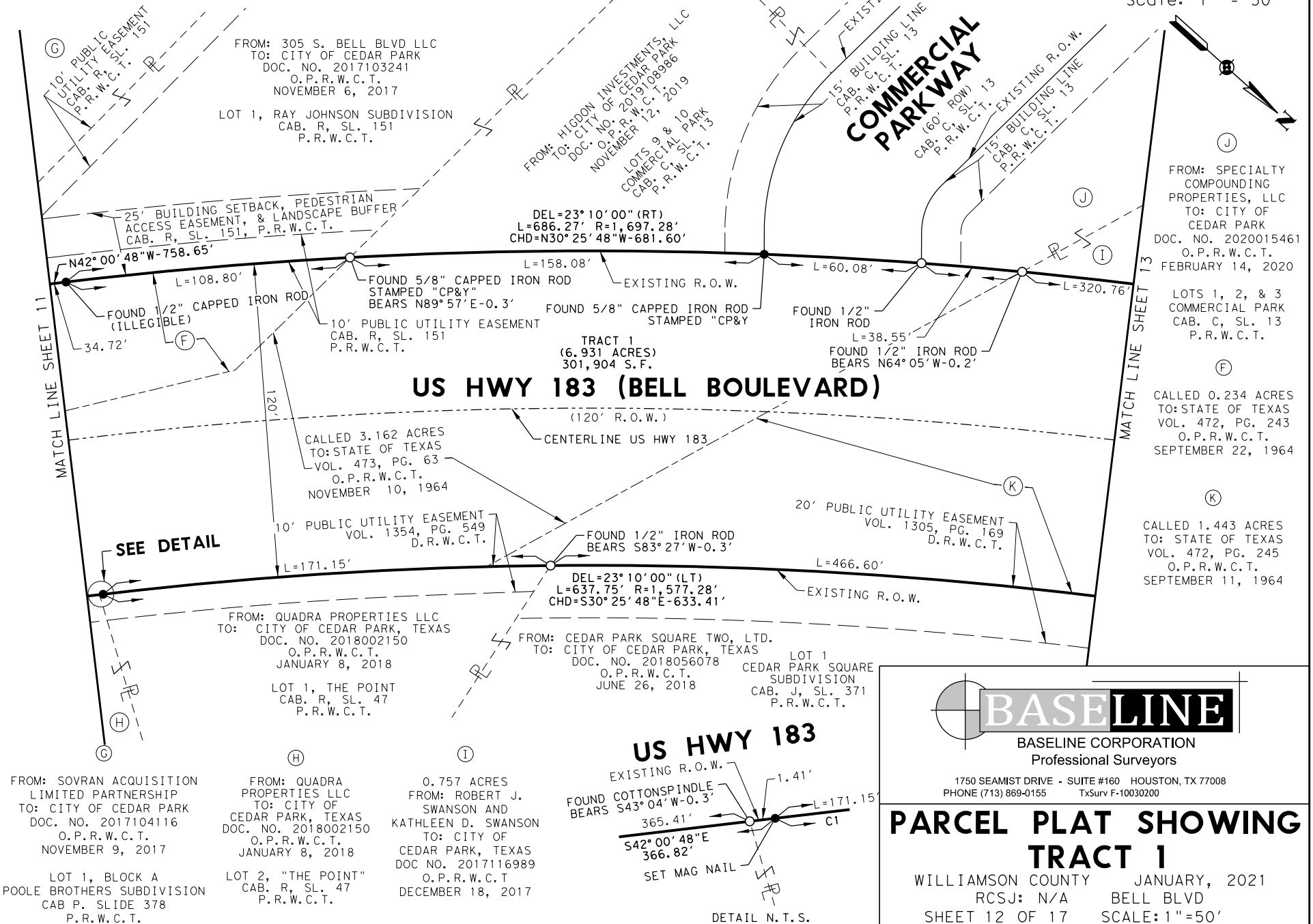
WILLIAMSON COUNTY JANUARY, 2021
RCSJ: N/A BELL BLVD
SHEET 9 OF 17 SCALE: NOT TO SCALE





CURVE	DELTA	LENGTH	RADIUS	CHORD
C1	17°07'38" (LT)	411.32'	1,376.00'	S24°59'09"E-409.79'

S A M U E L D A M O N
S U R V E Y , A - 1 7 0



SAMUEL DAMON SURVEY, A-170

0 25 50
Scale: 1" = 50'

0.757 ACRES
FROM: ROBERT J. SWANSON AND KATHLEEN D. SWANSON
TO: CITY OF CEDAR PARK, TEXAS
DOC. NO. 2017116989
O.P.R.W.C.T.
DECEMBER 18, 2017

FROM: AUSTIN CAR WASH, LP
TO: CITY OF CEDAR PARK
DOC. NO. 2018047529
O.P.R.W.C.T.
MAY 31, 2018
LOT 1, A RESUBDIVISION OF LOT 15,
CEDAR PARK RANCHETTES
CAB. M. SLIDE 339
P.R.W.C.T.
15' WATERLINE & PUBLIC
UTILITY EASEMENT
CAB. M. SLIDE 339
P.R.W.C.T.

MATCH LINE SHEET 12

MATCH LINE SHEET 14

DEL=23°10'00" (RT)
L=686.27' R=1,697.28'
CHD=N30°25'48"W-681.60'
L=320.76'

EXISTING R.O.W.

TRACT 1
(6.931 ACRES)
301,904 S.F.

CENTERLINE US HWY 183

US HWY 183 (BELL BOULEVARD)

(120' R.O.W.)

CALLED 1.443 ACRES
TO: STATE OF TEXAS
VOL. 472, PG. 245
O.P.R.W.C.T.
SEPTEMBER 11, 1964

EXISTING R.O.W.

DEL=23°10'00" (LT)
L=637.75' R=1,577.28'
CHD=S30°25'48"E-633.41'
L=466.60'

FROM: CEDAR PARK SQUARE TWO, LTD.
TO: CITY OF CEDAR PARK, TEXAS
DOC. NO. 2018056078
O.P.R.W.C.T.
JUNE 26, 2018

LOT 1
CEDAR PARK SQUARE
SUBDIVISION
CAB. J, SL. 371
P.R.W.C.T.

FOUND 1/2" CAPPED IRON ROD
(ILLEGIBLE)
BEARS S19°30'E-1.6'

20' PUBLIC UTILITY EASEMENT
VOL. 1305, PG. 169
D.R.W.C.T.

(J)

FROM: SPECIALTY COMPOUNDING
PROPERTIES, LLC
TO: CITY OF CEDAR PARK
DOC. NO. 2020015461
O.P.R.W.C.T.
FEBRUARY 14, 2020

LOTS 1, 2, & 3
COMMERCIAL PARK
CAB. C, SL. 13
P.R.W.C.T.

(L)

CALLED 0.707 ACRES
TO: STATE OF TEXAS
VOL. 472, PG. 251
O.P.R.W.C.T.
AUGUST 14, 1964



BASELINE

BASELINE CORPORATION
Professional Surveyors

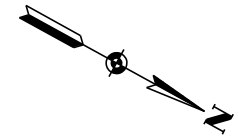
1750 SEAMIST DRIVE - SUITE #160 HOUSTON, TX 77008
PHONE (713) 869-0155 Txsurv F-10030200

**PARCEL PLAT SHOWING
TRACT 1**

WILLIAMSON COUNTY JANUARY, 2021
RCSJ: N/A BELL BLVD
SHEET 13 OF 17 SCALE: 1"=50'

SAMUEL DAMON SURVEY, A - 170

0 25 50
Scale: 1" = 50'



CALLLED 2.64 ACRES
PROPERTY NO. 1
FROM: THE CEDAR PARK CEMETERY ASSOCIATION
TO: CENTRAL TEXAS CHILDREN'S HOME
DOC. NO. 2016114820
O.P.R.W.C.T.
APRIL 3, 2008

FROM: AUSTIN CAR WASH, LP
TO: CITY OF CEDAR PARK
DOC. NO. 2018047329
O.P.R.W.C.T.
MAY 31, 2018
LOT 1, A RESUBDIVISION OF LOT 15,
CEDAR PARK RANCHETTES
CAB M. SLIDE 339
P.R.W.C.T.

15' WATERLINE & PUBLIC
UTILITY EASEMENT
CAB. M, SL. 339
P.R.W.C.T.

30' NON-EXCLUSIVE
EASEMENT
VOL. 2646, PG. 0763
O.P.R.W.C.T.

N18°50'48"W-1, 325.64'

289.37'

EXISTING R.O.W.

CALLLED 0.707 ACRES
TO: STATE OF TEXAS
VOL. 472, PG. 251
O.P.R.W.C.T.
AUGUST 14, 1964

FOUND 1/2" IRON ROD
BEARS S89°58'W-0.5'

TRACT 1
(6.931 ACRES)
301,904 S.F.

FOUND PK NAIL
BEARS S69°15'W-0.6'

CALLLED 0.435 ACRES
TO: STATE OF TEXAS
VOL. 472, PG. 256
O.P.R.W.C.T.
JULY 27, 1964

US HWY 183 (BELL BOULEVARD)

(120' R.O.W.)

7.76'

FOUND 3/4" IRON ROD
BEARS N65°31'E-0.9'

FOUND 3/8" IRON ROD
BEARS S65°24'W-0.2'

125.08'

FOUND 1/2" CAPPED IRON ROD
STAMPED "CARSON & BUSH"
BEARS S64°10'W-0.2'

EXISTING R.O.W.

156.64'

S18°50'48"E 1,053.82

CALLLED 0.576 ACRES
FROM: CENTRAL TEXAS
CHILDREN'S HOME
TO: 706 W. 34TH, LLC,
AND FLORENCE RAW LAND, LLC
DOC. NO. 2017118370
O.P.R.W.C.T.
DECEMBER 26, 2017

FROM: CALLLED 0.5346 ACRES
VERITEX COMMUNITY BANK, SSB
TO: HORIZON BANK, SSB
DOC. NO. 2018000388
O.P.R.W.C.T.
DECEMBER 20, 2017

TRACT 15
CEDAR PARK RANCHETTES
CAB. A, SL. 393
P.R.W.C.T.

949 S.F. TRACT
BOUNDARY LINE AGREEMENT
DOC. NO. 2019057460
O.P.R.W.C.T.
JUNE 5, 2019

FROM: CEDAR PARK SQUARE TWO, LTD.
TO: CITY OF CEDAR PARK, TEXAS
DOC. NO. 2018056078
O.P.R.W.C.T.
JUNE 26, 2018

LOT 1
CEDAR PARK SQUARE
SUBDIVISION
CAB. J, SL. 371
P.R.W.C.T.

FROM: ULTR8, LLC
TO: ANDREY DEREVIANKO AND
SHAILA DEREVIANKO, TRUSTEES
OF THE BIRTH OF LIGHT FOUNDATION
DOC. NO. 2018082290
O.P.R.W.C.T.
SEPTEMBER 11, 2018

LOT 2
A RESUBDIVISION OF LOT 15,
CEDAR PARK RANCHETTES
CAB M. SLIDE 339
P.R.W.C.T.

CALLLED 1.443 ACRES
TO: STATE OF TEXAS
VOL. 472, PG. 245
O.P.R.W.C.T.
SEPTEMBER 11, 1964



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Professional Surveyors

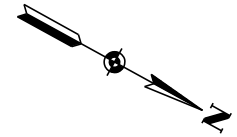
1750 SEAMIST DRIVE - SUITE #160 HOUSTON, TX 77008
PHONE (713) 869-0155 TXSurv F-10030200

PARCEL PLAT SHOWING TRACT 1

WILLIAMSON COUNTY JANUARY, 2021
RCSJ: N/A BELL BLVD
SHEET 14 OF 17 SCALE: 1"=50'

SAMUEL DAMON SURVEY, A - 170

0 25 50
Scale: 1" = 50'



MATCH LINE SHEET 15

MATCH LINE SHEET 17

5' PUBLIC
UTILITY EASEMENT
DOC. NO. 2019007135
P.R.W.C.T.

25' LANDSCAPE & PEDESTRIAN ACCESS EASEMENT
DOC. NO. 2019007135
P.R.W.C.T.

10' PUBLIC UTILITY EASEMENT
DOC. NO. 2019007135
P.R.W.C.T.

CALLLED 2.645 ACRES
FROM: W. WILSON
THARMISCH, TRUSTEE
TO: ROXBURY HOLDING COMPANY LLC
DOC. NO. 2016009219
O.P.R.W.C.T.
FEBRUARY 02, 2016

DEL=07° 23' 00" (LT)
L=361.46'
R=2,804.93'
CHD=N22° 32' 18" W-361.21'

N18° 50' 48" W-1,325.64'

370.81'

EXISTING R.O.W.

SET MAG NAIL

L=22.94'

TRACT 1
(6.931 ACRES)
301,904 S.F.

CALLLED 2,389 ACRES
TO: STATE OF TEXAS
VOL. 472, PG. 253
O.P.R.W.C.T.
SEPTEMBER 3, 1964

CENTERLINE US HWY 183

US HWY 183 (BELL BOULEVARD)

(VARIABLE WIDTH R.O.W.)

SET "X" CUT
IN CONCRETE

20' SEWER
& WATER EASEMENT
VOL. 1284, PG. 718
O.P.R.W.C.T.

458.49'

S18° 50' 48" E-1,053.82

CALLLED 1.071 ACRES
FROM: DANNY KENT BELL
-TO: CITY OF
CEDAR PARK, TEXAS
DOC. NO. 2018026978
O.P.R.W.C.T.
MARCH 30, 2018

PORTION OF TRACTS 1 & 2
CEDAR PARK RANCHETTES
CAB. A, SL. 393
P.R.W.C.T.

WATER EASEMENT
VOL. 499, PG. 680, D.R.W.C.T.

ELECTRICAL
POWER EASEMENT
VOL. 489, PG. 55
D.R.W.C.T.

EXISTING R.O.W.

OLD US HWY 183
(VARIABLE WIDTH R.O.W.)
VOL. 260 PG. 307
D.R.W.C.T.

CENTERLINE OLD US HWY 183

©

FROM: THEODORE ALAN
MCANELLY, AKA
T. ALAN CANELLY
TO: CHRISTIAN DOG DOCS L.L.C.
DOC. NO. 2019010236
O.P.R.W.C.T.
FEBRUARY 06, 2019

LOT 2-A, OF A PORTION
OF LOT 2,
CEDAR PARK RANCHETTES
DOC. NO. 2019007135
P.R.W.C.T.



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1750 SEAMIST DRIVE - SUITE #160 HOUSTON, TX 77008
PHONE (713) 869-0155 TXSurv F-10030200

**PARCEL PLAT SHOWING
TRACT 1**

WILLIAMSON COUNTY JANUARY, 2021
RCSJ: N/A BELL BLVD
SHEET 16 OF 17 SCALE: 1"=50'

SAMUEL DAMON SURVEY, A - 170

0 25 50
Scale: 1" = 50'

0.687 ACRES
FROM: PAUL RICHARD
GUDERYAHN AND WIFE,
MICHELLE DAWN GUDERYAHN.
TO: PHONG HWA YI
DOC. NO. 2000051311
O.P.R.W.C.T.
JULY 28, 2000

0.531 ACRES
FROM: JUN LIU
TO: PHUONG BICH TRAN
DOC. NO. 2018072667
O.P.R.W.C.T.
AUGUST 13, 2018

REFERENCE DEED
DOC. NO. 2002072408
O.P.R.W.C.T.

DEL=07°23'00" (LT)
L=361.46' R=2,804.93'
CHD=N22°32'18"W-361.21'

SET 5/8" CAPPED IRON ROD
STAMPED "BASELINE CORP"

DEL=01°36'06" (LT)
L=193.01' R=6,905.00'
CHD=S31°03'02"E-193.00'

FOUND 1/2" IRON ROD

DEL=02°25'53" (LT)
L=21.12'
R=2,804.93'
CHD=N26°26'45"W-21.12'

US HWY 183 (BELL BOULEVARD)
(VARIABLE WIDTH R.O.W.)

S31°51'05"E-455.31'

SET 5/8" CAPPED IRON ROD
STAMPED "BASELINE CORP"

CENTERLINE US HWY 183

CENTERLINE OLD US HWY 183

OLD US HWY 183
(100' R.O.W.)
VOL. 260 PG. 307
D.R.W.C.T.

Ⓢ
CALLED 2.389 ACRES
TO: STATE OF TEXAS
VOL. 472, PG. 253
O.P.R.W.C.T.
SEPTEMBER 3, 1964

Ⓣ
CALLED 0.167 ACRES
TO: STATE OF TEXAS
VOL. 472, PG. 262
D.R.W.C.T.
JULY 16, 1964

MATCH LINE SHEET 16

Ⓟ
CALLED 2.645 ACRES
FROM: W. WILSON
THARMISCH, TRUSTEE
TO: ROXBURY HOLDING COMPANY LLC
DOC. NO. 2016009219
O.P.R.W.C.T.
FEBRUARY 02, 2016

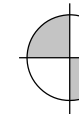
Ⓠ
FROM: NORMAN AND CONNIE
BRAY FAMILY PARTNERSHIP, LTD.
TO: RCH, RIVER CITY
RENTALS/TRACTORS
DOC. NO. 9850808
O.P.R.W.C.T.
AUGUST 31, 1998

CORRECTION INSTRUMENT
DOC. NO. 2020071444
O.P.R.W.C.T.
JUNE 30, 2020

LOT 1, BLOCK A
BRAY ADDITION
CAB. L, SL. 190
P.R.W.C.T.

Ⓡ
FROM: AUSTIN/HOUSTON
INVESTORS, INC.
TO: PAPA JOHN'S USA, INC.
DOC. NO. 9820894
O.P.R.W.C.T.
APRIL 16, 1998

LOT 2, BLOCK A
PLAZA II
CAB. P, SL. 284
P.R.W.C.T.



BASELINE

BASELINE CORPORATION
Professional Surveyors

1750 SEAMIST DRIVE - SUITE #160 HOUSTON, TX 77008
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**PARCEL PLAT SHOWING
TRACT 1**

WILLIAMSON COUNTY JANUARY, 2021
RCSJ: N/A BELL BLVD
SHEET 17 OF 17 SCALE: 1"=50'